



JEFFERSON PARK GYM PROJECT
PROJECT ADVISORY TEAM MEETING #4
Thursday, August 29, 2002 7:00-8:55 p.m.
Jefferson Community Center

MEETING MINUTES - DRAFT

PAT Members Present: Kevin Lee Liz Walsh-Boyd
Randy Smith Otis Campbell
Greg Kogita Bill Reubel
Dave Budd Kellye Hilde

PAT Members Absent:
Jean Crowhorn George Robertson
Antelmo Reyes Mondragon

Others Present: Don Bullard Karin Richard
Dennis Cook

Meeting Facilitator: Don Bullard

Notes of Previous Meeting: Notes from the 7/18/02 meeting were approved with the added comment that drinking fountains used by dogs may be unsanitary.

Welcome: Don Bullard opened the meeting. The PAT sign-in sheet was circulated. The agenda was verified.

Comments from Visitors: Dennis Cook said he was interested in getting an idea of what the project would include and that he was looking forward to it.

Schematic Design Phase - Building Plan Don gave a brief introduction to the schematic design work, explaining that in many ways the floor plan is the most important part of the early design work. Karin then described the planned phasing of the community center, of which this project is Phase 1. She explained that the gym is being designed in a way that will support and work well with the future two phases. She then described the key underground things - notably the reservoir piping - and how the gym is oriented to avoid the most significant items. She pointed out that the gym would be very close to the existing reservoir fence and that one idea is to shift the fence to the west.

Karin then described how the gym will relate to the existing community center and the future community center. She explained that the gym floor elevation will be based on the

expected floor elevation of the future community center entry. She explained the placement of the toilets will allow their use in the future. The entry to the gym past the existing reception desk and through the game room was described. Karin explained how the ramp will work. She explained that the design team had looked at some other approaches to entering the gym, but that the current ramp scheme seemed to be the best since it connects between the gym entry and the approach to the gym in a very direct way. She pointed out the location of the toilets, the family change rooms, the mechanical room, and the storage room.

Liz asked whether the plan has any down sides. Karin replied that the design team believes it is a very strong, clear plan. Circulation is very straightforward and the plan works well with existing conditions.

Kevin asked if there needs to be a loading dock. Karin pointed out that there doesn't need to be one since the gym floor - on the north side - will be at grade.

Karin explained that the north wall of the gym is envisioned as having large operable garage-style doors (8-10 feet wide) that open to the park / future plaza. Dennis said that he has seen a similar approach at another location (Garfield Community Center?) and it works really well. There was some discussion about how to treat glass in the doors. Karin said this was an issue that they will be working on in the future.

Randy said the community center needs lots more storage than it has now. He was glad to see the door on the east side of the storage room since that will allow easier connection between the existing community center and the large gym storage room. There was some discussion about how the storage room might work. One idea was to install a platform at the level of the upper door for storage at the platform level and under the platform.

Randy then pointed out that it would be very good to have a place where a staff person could supervise gym activity. The best location, he feels, is just off the gym south of the men's room.

There was some discussion about security of the corridor between the gym and the existing building. The point was made that it would need to be enclosed to some degree.

Randy said that it would be very desirable to install bleachers that collapse into the wall. He pointed out that roll-away bleachers use up substantial storage space. Bill strongly agreed with Randy.

Liz asked for help visualizing the floor plan. Don and Karin reviewed the plan - pointing out key features of the plan.

Schematic Design Phase - Building Elevations

Don pointed out that the key issue related to the exterior building elevations is the massing of the building - how big does it feel, how to achieve a park-like feeling to the building? Karin reviewed the alternatives that were developed during schematic design and described exterior wall material possibilities. Karin said that the design team believes it is appropriate for the gym to be a background building so it would not visually compete with the future new entry and activity spaces. Karin also pointed out that a simple structure would be easier to integrate into Phase 2 and 3. Then there was some discussion about roof styles and materials. Otis asked about durability of flat roofs and Karin replied that they are about the same as pitched roofs.

Randy pointed out that many park visitors will see the gym from a far distance and consequently the roof form is very important. He would like the building to appear less ominous. Karin pointed out that when you are close to the building you will not be able to tell what kind of roof it has.

Karin said that there are some other ways to make the building form interesting. She mentioned the idea of putting a glass "beacon" on the roof.

Karin then describe the possible donation of steel trusses from an Immunex/Amgen warehouse that is about to be demolished. She showed some photographs of the 1949 warehouse and explained that Amgen may be willing to give the trusses to the Parks Department for the gym project. The structural engineers have verified that the trusses are in good shape and can easily be used on this project. There is a lot more structure than the project requires. One of the advantages of using the donated trusses is that there may be some cost savings for using the trusses. A lot of enthusiasm expressed. Don cautioned that there might be some fatal flaw. Karin agreed that further research is required. Don pointed out that one of the big challenges would be to make the size/bulk of the building feel comfortable on the site. Karin mentioned that the design team is looking at the possibility of berming dirt on the south and west sides to reduce apparent bulk and integrate the building better. That would also reduce costs related to earthwork.

Kevin clarified that the gym would open - via large doors - on the north side, where the future plaza would be located.

Karin passed around photos of other gyms that do some interesting things to diminish the scale of the structure. Seattle Academy gym was highlighted.

Kellye mentioned the desirability of using materials sympathetic with the Olmsted approach to parks. She mentioned the use of natural materials. Karin said the design team is having a hard time finding comparable Olmsted buildings.

**Schematic Design Phase -
Building Interior**

Karin talked briefly about the building interior. She said they are not very far along with that part yet. Don talked about the desirability of creating an interior that is comfortable and attractive - as much as budget allows. St. Joseph School gym on 14th and Aloha was mentioned as having a particularly attractive interior with natural light.

**Schematic Design Phase -
Site Plan**

Karin then presented the two site plans that were developed during schematic design. She pointed out that there are some similarities and some differences in the schemes. Scheme B is harder edged and shows parking south of the gym and community center. Scheme A is softer, winding. It relies on parking in the Beacon Ave. right of way.

Kellye said Scheme A would fit more easily into the park. Randy pointed out that Scheme A does not show exterior basketball, which is an essential element of the park.

Several people said they like the idea of keeping the parking in the Beacon right of way - preserving more park space. Don and Karin emphasized that it is not clear yet whether the City will allow parking in Beacon to count for the gym parking requirement.

Another difference between the two schemes is the reservoir fence remains as is in Scheme B and is shifted west in Scheme A. At this point the design team does not know whether SPU will allow the fence to move closer to the reservoir.

There was some discussion about parking for the gym. Don pointed out it may be necessary to obtain a variance from DCLU to use the parking in Beacon for the gym project. Karin cautioned that sometimes a jurisdiction will only allow one variance for a given site - so getting a variance now may preclude one later for Phase 2 or 3.

Randy said it would be better to have one full basketball court than two half courts.

Karin brought up an issue related to the height of the gym. The height limit is 30 feet, 35 feet if a 3 in 12+ pitched roof is used.

Given the required interior height of the gym, a variance will be required if a pitched roof is done and may not be required if a flat roof is done. Karin said that she thinks the project will meet DCLU's requirements for a variance.

Kevin asked whether parking would have to be adjacent to the gym or whether parking provided in other areas of the park would count. Don said that this would be a good thing to clarify with DCLU.

Cost Estimate

Karin passed around a cost estimate that she just received that afternoon from the cost estimator. She explained the organization of the estimate. The total estimated cost, including contractor's mark-up is \$2.2 million. That exceeds the amount of funding (\$1.5 million) by quite a bit. Karin said that no one had reviewed the estimate in detail but that the design team has a number of ideas for adjusting the project to meet the budget. She also pointed out that a significant number in the estimate is the cost of foundation and earthwork - unusually high due to the poor character of the organic fill soils. Don cautioned the group this first cost estimate needs to be reviewed carefully before drawing conclusions or taking any action. There was brief discussion about the estimate.

Project Schedule & Upcoming Tasks

Don briefly reviewed the schedule, pointing out that it has not changed significantly from the last meeting. He mentioned the date for the upcoming open house and the next PAT meeting.

Wrap-up & Good Night

Don thanked everyone and adjourned the meeting.

Next Meeting:

The next PAT meeting is scheduled for Thursday, September 26, 2002 at 7:00 P.M., Jefferson Community Center. (This was subsequently changed to Thursday, November 14th at 7:00 pm.)

Minutes Recorded By:

Don Bullard